

श्री ११



safal  
IRIS

2 BHK APARTMENTS



*A Prime Location, Elegant Elevation*

*Premium Finish & Fixtures, Spacious Inside-out*

Located in Atladra, Safal Iris offers a pure residential campus thus offering exclusivity to the residents. This project is an offering from the Safal Group who are a well experienced and committed team of real estate developers with numerous successful projects in this part of Vadodara. You are assured of a home with a good quality finish, branded fittings and fixtures, spacious interiors, and timely completion.

Safal Iris shall indeed offer a rich lifestyle for you and your family today & forever !



*Thoughtful Planning*

*to create a home perfect for you & your family!*





#### *Value Additions*

The campus has been beautifully crafted with landscaping. The sense of space is prevalent all across the project, with well defined community spaces for the residents to interact and celebrate moments of togetherness.

A perfect setting that shall transform the lives of its residents and provide a refreshing change to your lifestyle!

#### *Premium Amenities*

- Landscaped Garden / Party Lawn
- Multipurpose Hall
- Children's Play Area
- Outdoor Seating

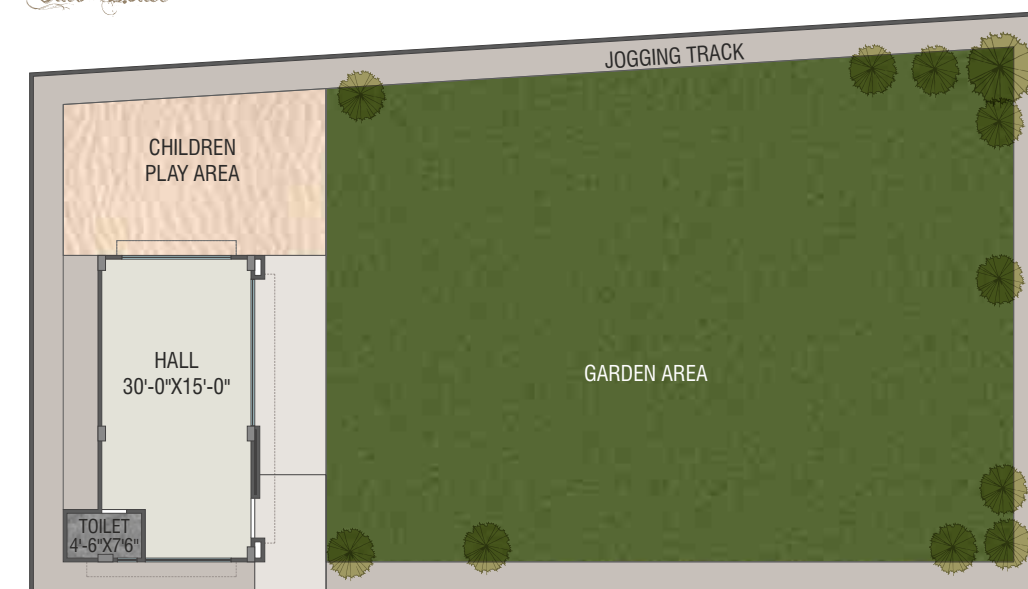
#### *Value Added Amenities Include:*

- Ground Floor Car Parking
- Basement Car Parking
- CCTV camera in common areas on ground floor
- Decorative entrance gate & compound wall
- Automatic standard Lift (2 nos.) in each Tower
- Power back-up for Lift
- Underground cabling for wire free campus
- 24 hours water supply with U.G. tank and O.H. tank with Borewell
- Anti-termite treatment
- Water proofing treatment on the terrace with china mosaic
- Individual name plates at ground floor
- Round the clock security





*Club House*



*Specifications*

**Structure:** Well designed RCC frame structure as per structural engineer's design

**Flooring:** Vitrified flooring in living, dining, kitchen and all bedrooms

**Kitchen:** Exclusive Granite platform with SS kitchen sink and designer tiles upto lintel level. Kotastone flooring for wash area.

**Bathrooms:** Designer wall tiles and anti-skid ceramic tiles flooring. Standard quality CP fittings & vessels. Table top ceramic basin. Powder coated aluminium ventilation.

**Plumbing:** Systematic wall concealed CPVC/UPVC plumbing

**Doors:** Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with both side laminates.

**Windows:** Powder coated Aluminum section windows. Mosquito net and safety grills in both bedrooms.

**Electrification:** Concealed copper ISI wiring & branded modular switches. Sufficient electrical points in all rooms. TV point in living room. MCB in main distribution board. Geyser point in each bathroom.

**Finishing:** Internal smooth finish plaster with Putty & Distemper on internal walls, External double coat plaster with weather proof exterior paint.

Ground Floor Plan



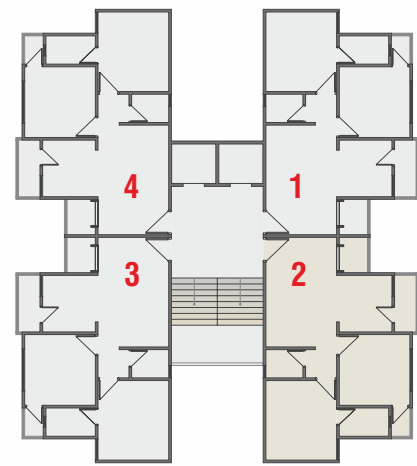
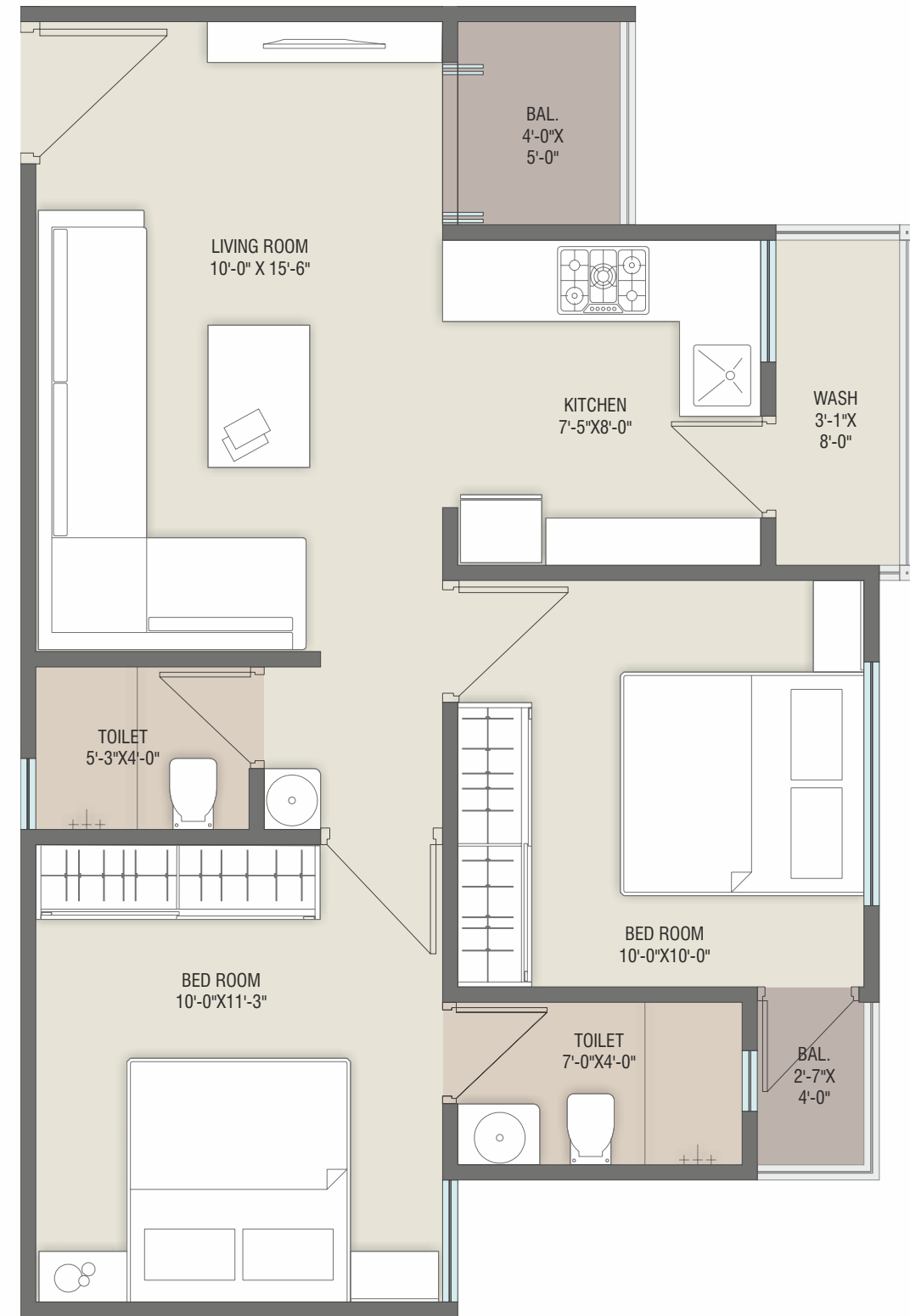
*Typical Floor Plan*



*Typical Floor Plan*

**(Tower: A-B-K-L)**

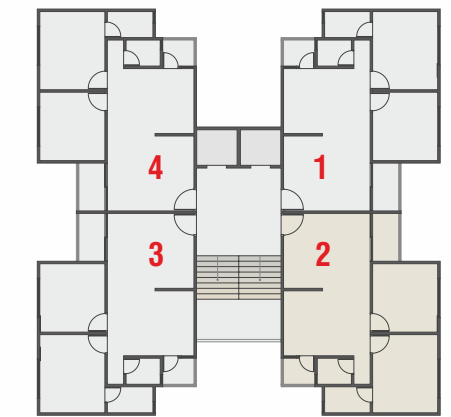
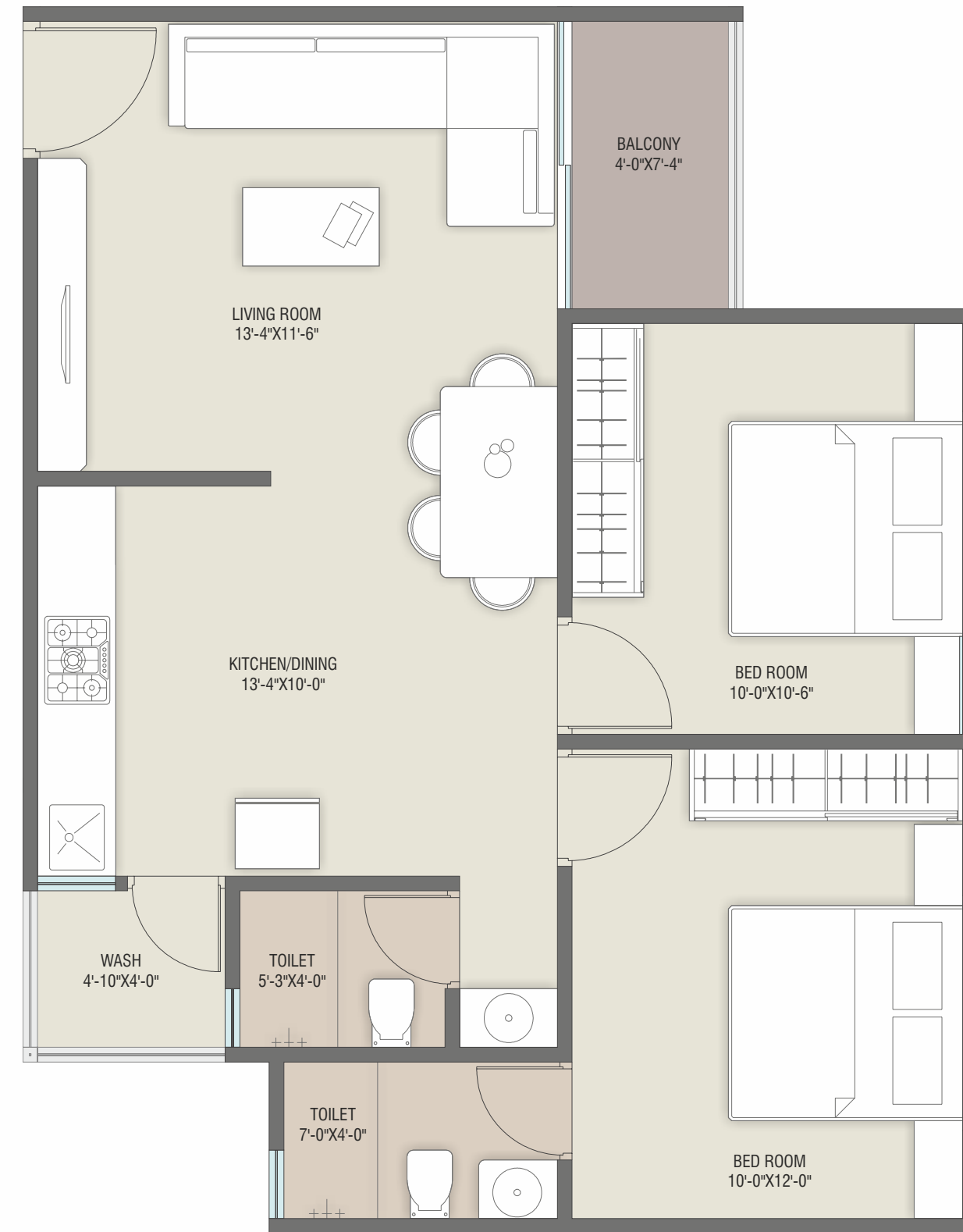
B-UP AREA: 619.00 SQ. FT.



*Typical Floor Plan*

**(Tower: C-D-E-F)**

B-UP AREA: 688.00 SQ. FT.

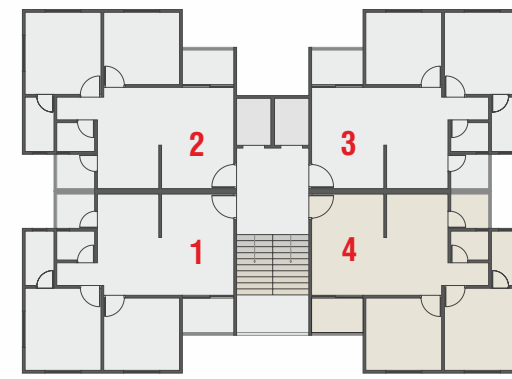




*Typical Floor Plan*

**(Tower: G-H)**

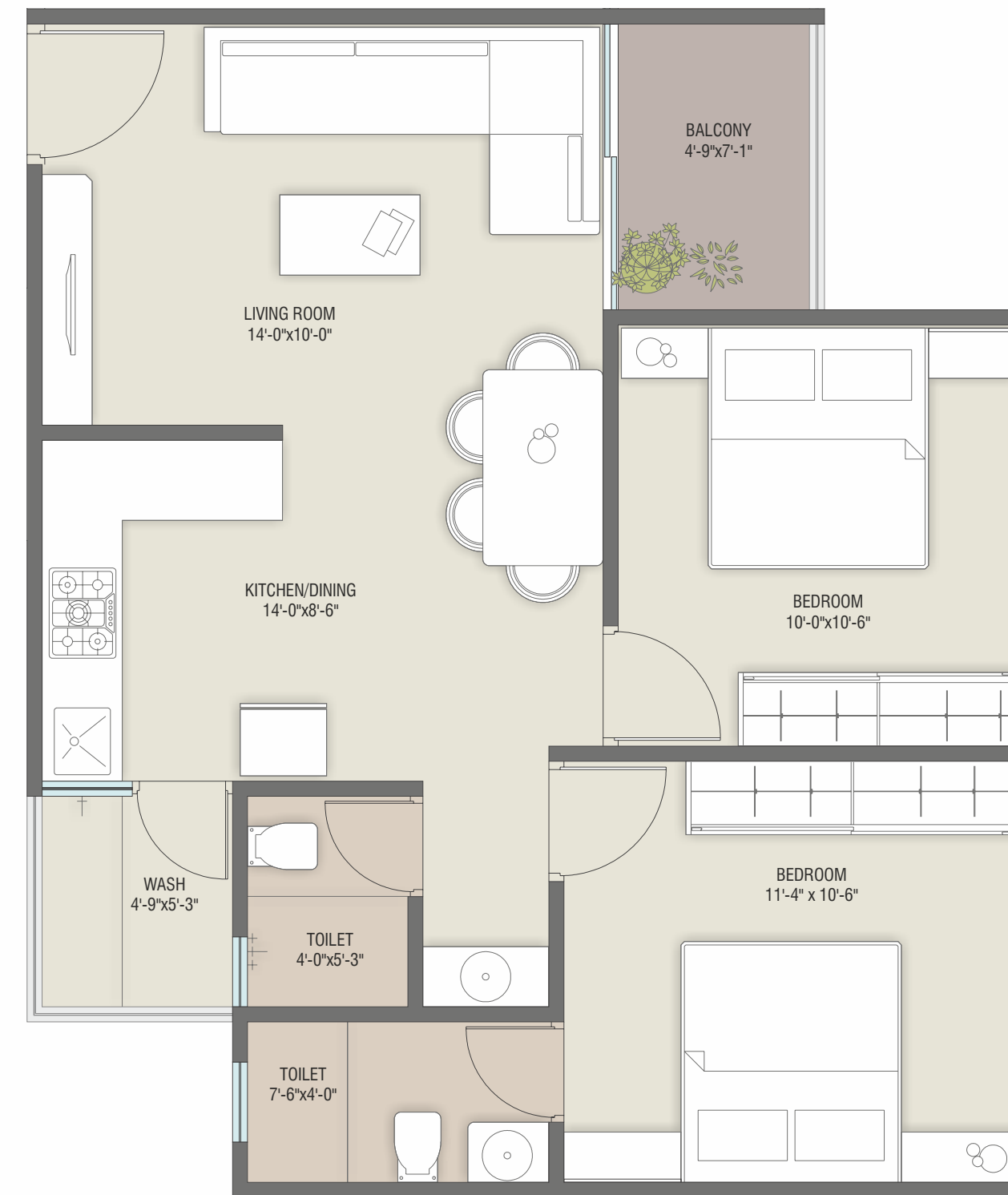
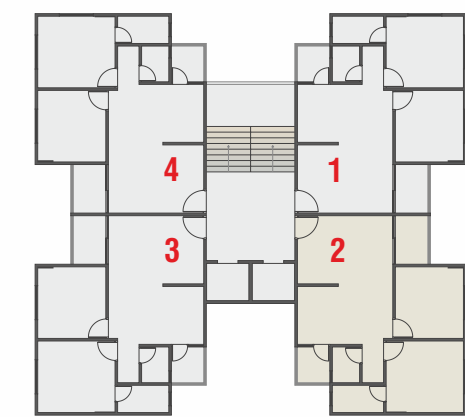
B-UP AREA: 683.00 SQ. FT.



*Typical Floor Plan*

**(Tower: I-J)**

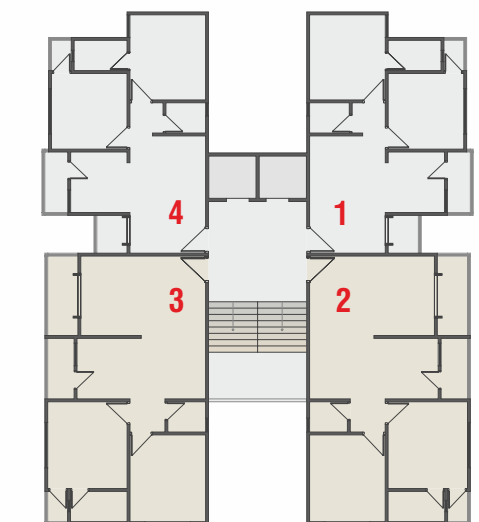
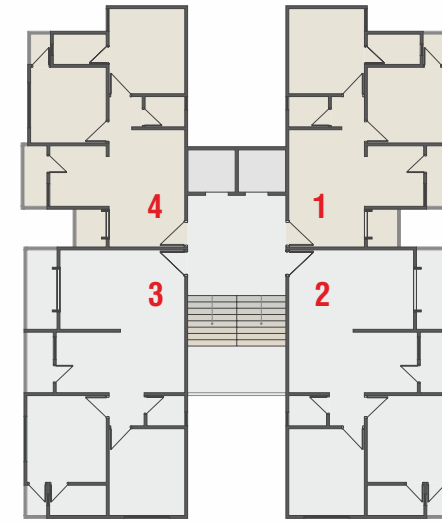
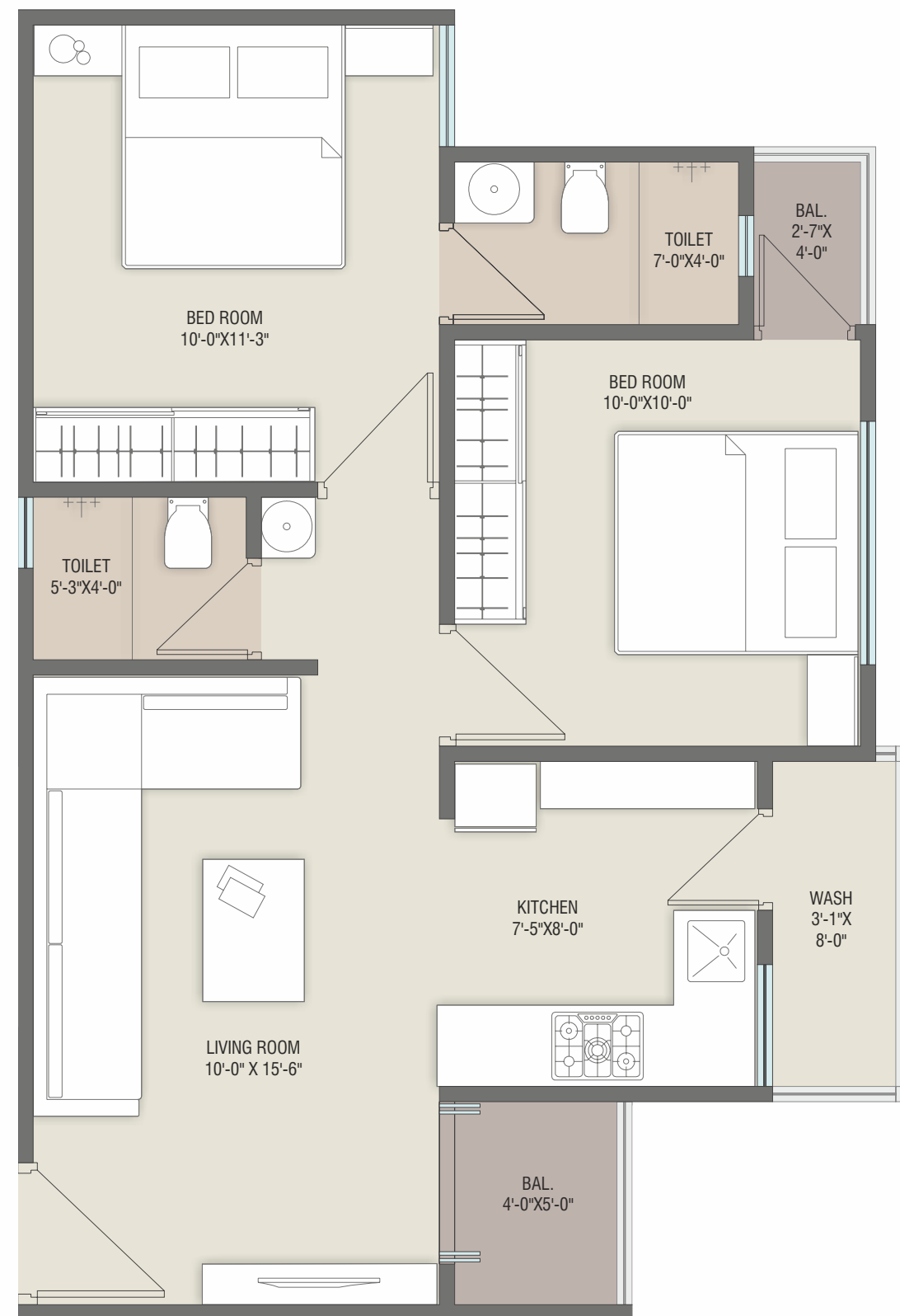
B-UP AREA: 679.00 SQ. FT.



*Typical Floor Plan*

**(Tower: M)**

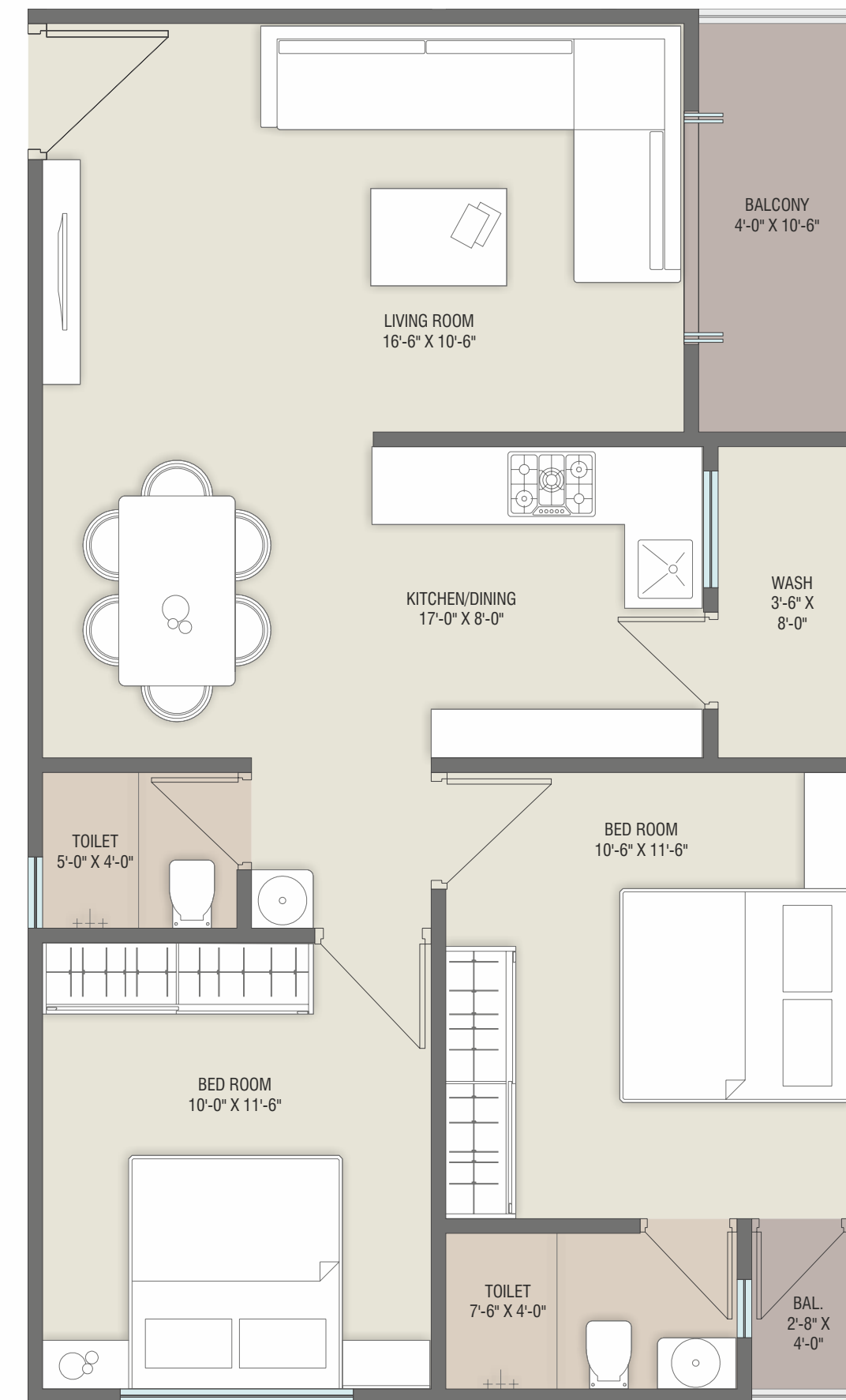
B-UP AREA: 619.00 SQ. FT.



*Typical Floor Plan*

**(Tower: M)**

B-UP AREA: 772.00 SQ. FT.



**safal**  
**IRIS**



Developers : Sahajanand Infra

Site: Safal Iris, B/H Narayan Kathiyawadi Hotel, Near Tree House High School, Near Nilkanth Residency, Atladra, Vadodara.  
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Architect: **space plus**  
SPACE PLUS  
Architecture • Planning • Interiors

Structural Engineer:  
Zarna Associates

Payment Terms: At the time of Booking 10% | After signing of AFS 20% | Completion of Plinth 15% | Completion of 1st to 7th Floor Slab 03% at each slab (3 x 7=21%) | Completion of 8th Floor Slab 04%  
Completion of Wall Plaster & Flooring 05% | Completion of Sanitary fitting 05% | Completion of External Plaster 05% | Completion of Lifts, Water Supply, Electrical Fittings, Finishing of Passages, etc. 10%  
At the time of Possession 05%

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.

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